

OFFICE AND MEDICAL SPACE FOR LEASE



1599 NW 9TH AVE, UNIT #4, BOCA RATON, FL 33486

Features:

- FIRST FLOOR 520SF SUITE WITH ENTRANCE LOCATED OUTSIDE THE BLDG. IDEAL FOR OFFICE OR MEDICAL USERS..
- THE SUITE IS BUILT OUT WITH A LARGE RECEPTION/WAITING ROOM, TWO INTERNAL PRIVATE OFFICES(ONE PLUMBED FOR WATER), PRIVATE NON ADA RESTROOM.
- LEASE RATE: **\$34.00PSF+\$12.78CAM PLUS APPLICABLE SALES TAX.** TENANT PAYS FOR OWN ELECTRIC, JANITORIAL SERVICES AND INTERNET AND DATA WITHIN THE SUITE. WATER A SEWER USAGE INCLUDED.
- PROPERTY LOCATED WITHIN WALKING DISTANCE OF BRRH AND LYNN CANCER CENTER. LOCATED ACROSS THE STREET FROM ENTRANCE TO FAU. ALSO LOCATED NEAR MANY RESTAURANTS, RETAIL STORES AND BANKING.

For additional information or to schedule an appointment, contact:

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